

**MASTER PLAN  
FOR  
LIONS WAYSIDE AND DELUCCHI PARKS**

**CITY OF PLEASANTON  
PLEASANTON, CALIFORNIA**

**APPROVED OCTOBER 7, 2014**



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# MASTER PLAN FOR LWDP

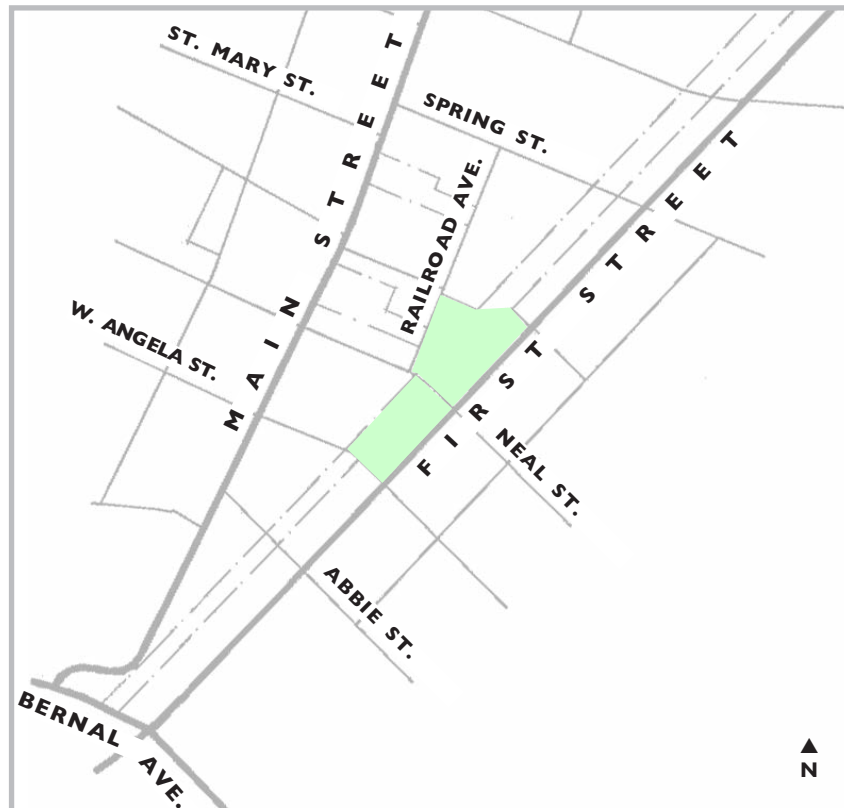
## OVERVIEW

### INTRODUCTION

This Master Plan is a set of recommendations describing updates and improvements to Lions Wayside and Delucchi Parks, treating the parks as though they are one site. Its goal is to accommodate their expanded use, enhance their value to the immediate area and the City as a whole, and improve their usability, safety, and appearance.

Although the parks are the site of the City's Firehouse Arts Center (FAC), and are near a major parking area, most of the park's facilities and grounds are in need of upgrades, repairs, and improvements. Key recommendations of this Master Plan include additional shade trees, lighting, new plaza spaces, and a new Bandstand with an expanded audience area.

This document draws from and develops the decisions of a decades-long public-input design process. It has involved the work and consideration of countless citizens, serving on committees and commenting in letters and at public meetings. This process, and the intermediate decisions along the way, have been recorded in the Community Trails Master Plan, the Downtown Revitalization Plan, and the Master Plan for the Downtown Parks and Trails System (DPTS) as incorporated into the City's Downtown Specific Plan. Building on this work, the preliminary iterations of this Master Plan were reviewed and approved by City Staff, the Parks and Recreation Commission, and the City Council.



*Area Map  
Lions Wayside and  
Delucchi Parks*



*Above:  
Lions Wayside Park and  
First Street neighborhood*

*Saturday Farmers' Market on  
West Angela Street*



*Below:  
Lions Wayside and Delucchi Parks at the  
corner of First Street and Neal Street*



## THE PARKS TODAY

Lions Wayside and Delucchi Parks are centrally located between the heart of Pleasanton's historic downtown business district and one of its oldest residential neighborhoods. They are on the area's Regional Trail, and are on a regional bus route.

Both parks are located on First Street, on each side of Neal Street, and have a combined area of approximately 3 acres. Generally flat, with large lawn areas, they contain a few structures: the Firehouse Arts Center, the Ice House, and the Chan Henderson Bandstand in Lions Wayside Park, the public restroom building in Delucchi Park, and bus shelters on each side of Neal Street. On the Delucchi Park side, Kottinger Creek has nearly vertical sides (about 6-8 feet deep, averaging about 20 feet wide), and contains water year-round. On the Lions Wayside Park side, the creek is a drainage swale with steep sides (about 6-8 feet deep, averaging about 30 feet wide), and is dry most of the year. The City's largest tree, a Tasmanian Blue Gum (*Eucalyptus globulus*), is located in Lions Wayside Park.

The two parks are places of informal play, relaxation, and gatherings. They are close to both downtown and residential areas, and are locations for concerts and other special events. Lions Wayside Park has long been a venue for performances, first at the Chan Henderson Bandstand, and now also at its multi-use cultural arts facility (the FAC). Delucchi Park is an important part of the weekly Farmers' Market activities and occasional street fairs located on West Angela Street. The restroom building, and the lawns and open space of both parks support fairs, parades, and various downtown events, throughout the year.

The parks are centrally located and increasingly well-used. They are widely seen to be in need of improvement, not only to update their appearance, but to improve their safety, and better accommodate activities.

Some recommendations of previous master planning, such as the area-wide Master Plan for the Downtown Parks and Trails System, have already been implemented within the parks. These include:

- A major parking lot in the Southern Pacific Railroad (SPRR) Corridor, north of Lions Wayside Park;
- The Firehouse Arts Center, a major renovation of old Fire Station No. 1, in Lions Wayside Park;
- A public restroom building in Delucchi Park.



*Above:*  
*Chan Henderson Bandstand*

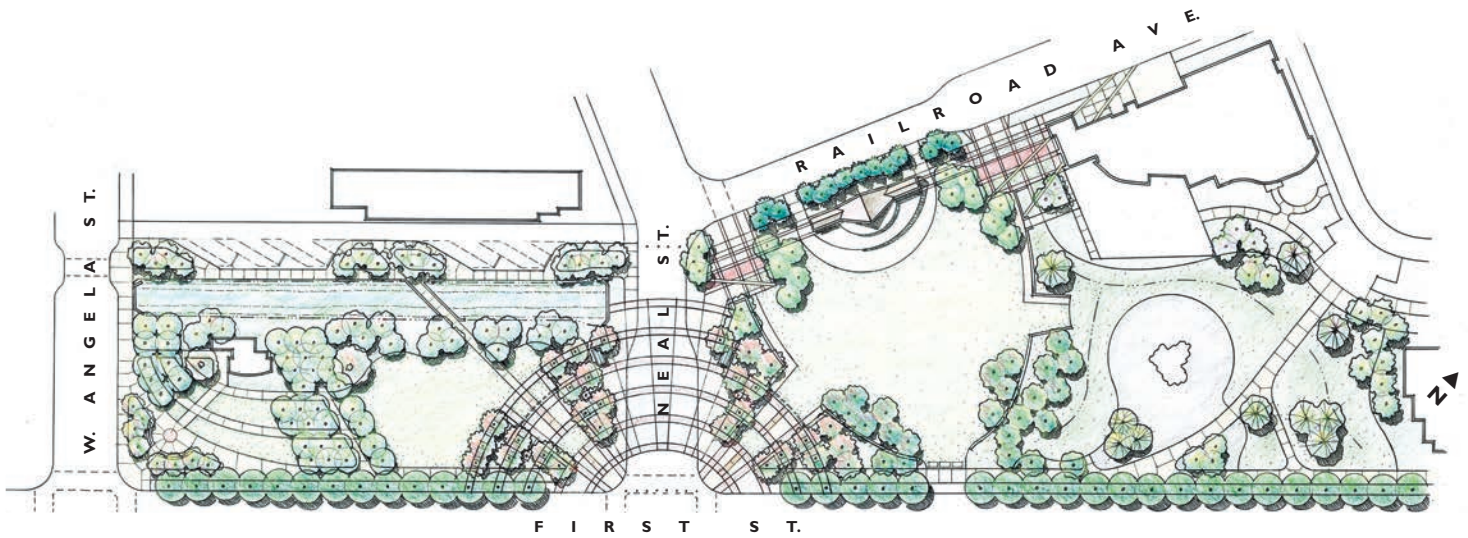


*Firehouse Arts Center*

*Below:*  
*Tasmanian Blue Gum Tree*







*Above:  
Lions Wayside and  
Delucchi Parks  
Illustrative Plan*

## GOALS OF THE MASTER PLAN

- Improved functionality, safety, and esthetic appearance of both parks.
- Continuation of current uses in both parks, including informal use (e.g., relaxing, walking, etc.), and formalized activities (e.g., concerts, weekly markets, etc.).
- Treatment of the two parks as one single park area, in design, appearance, and uses.
- Design of the central axis of the two parks to create a “gateway” into the historic downtown area. Design and placement of elements in the central axis area to function as “gateways” into the two large lawn areas of each park.
- Improvement of the major functions and elements of the parks, including:
  - New Bandstand with larger audience area;
  - Paving and utilities to support park activities, including events at the Bandstand area and plazas;
  - Large lawn areas, and large tree-shaded areas, for informal use.

## OVERVIEW



- Enhancement of the safety, park usability, and esthetic value of Kottinger Creek within these intensively used urban parks.

Within Lions Wayside Park: Cover the drainage swale for the length of the park (from First Street to Neal Street), to increase safety, and join areas currently separated by the existing drainage swale.

Within Delucchi Park: Include a complete perimeter decorative guardrail/fence, install a pedestrian crossing from the proposed parking area to the park's lawn, and undertake a general cleanup of the watercourse, including removal of non-native invasive species of plants.

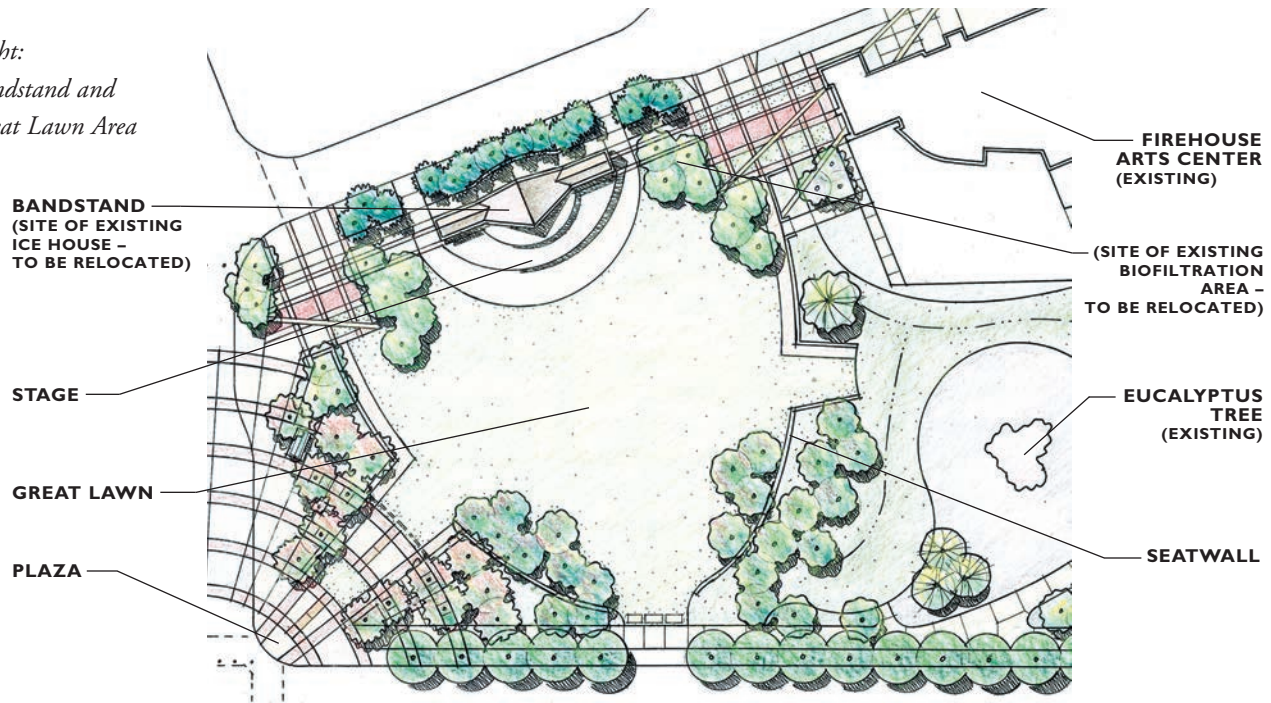
For all areas: Make improvements per applicable codes, regulations, mitigations, etc.

- Accommodate the Regional Trail and its anticipated increased pedestrian use, within the two parks.
- Allow for increased use and enhance the safety of pedestrians at street crossings. Create vehicular traffic calming measures, and increase visibility of pedestrians at traffic crossings in plaza areas.

■ ■ ■

## RECOMMENDATIONS

*Right:  
Bandstand and  
Great Lawn Area*



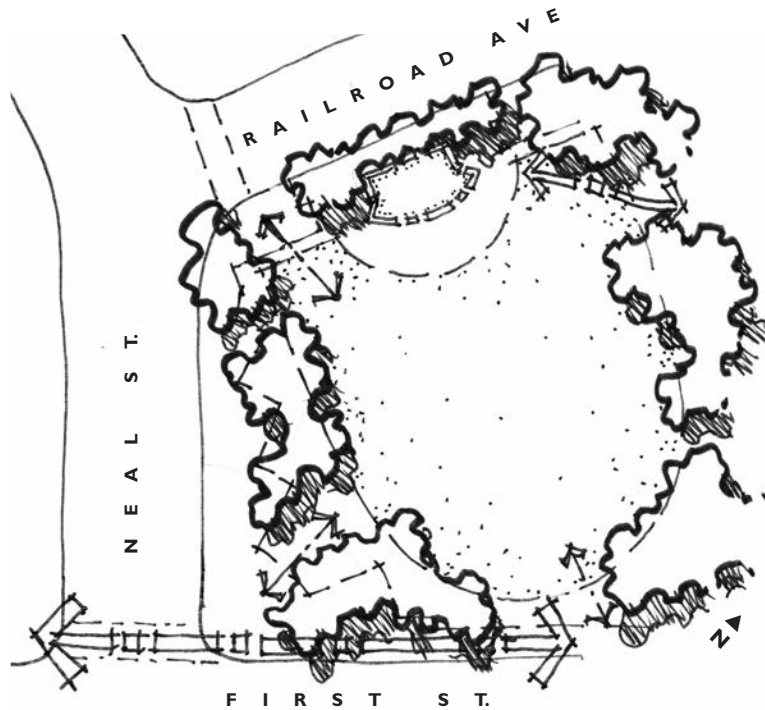
### BANDSTAND AND GREAT LAWN

For almost four decades, the Chan Henderson Bandstand has been a prime venue for music performances in the park. In recent years, the Bandstand and Lions Wayside Park have become a popular site for concerts, plays, and celebrations appreciated by the entire community.

The existing Bandstand is a wood deck with trellised roof, in need of code, ADA-related, and safety upgrades. It has limited space, and its audience area is limited due to its location at the existing drainage swale, which divides the park.

### BANDSTAND AND GREAT LAWN AREA GOALS

- New, larger Bandstand structure, in a new location that will accommodate performances, including music, theater, etc., and also allow for informal use between special events, to provide an attractive shaded and sheltered place to sit or gather when no performances are planned.
- Expanded and enhanced audience area for concerts, fairs, gatherings and ceremonies.
- Improved overall appearance, acoustics, and usability.
- Preservation of the existing large Tasmanian Blue Gum tree (*Eucalyptus globulus*).



Left:  
Bandstand Area  
Diagram

## SPECIFICS

- A new location for the new Chan Henderson Bandstand, adjacent to Railroad Avenue, and next to the FAC's south plaza. This site is close enough to the street and to the FAC to allow sharing of infrastructure, ease of access, and mutual support, for the activities of both the FAC and the Bandstand. It places the new Bandstand farther away from the noise and visual distractions of First Street traffic, creates a larger audience area, and allows for "load-in" activities from Railroad Avenue.
- Larger stage area, weather-protective roof, stage wing areas, and openable back walls.

Style – Harmonious with the neighborhood; a modern structure that recognizes the colors and materials of nearby craftsman-influenced structures, and the historic downtown area context.

Size – A raised stage area large enough to accommodate a large concert band or orchestra, plus separable stage wings and storage. A lower front extended stage area, for large concerts and events.

Sign – A new sign to identify the Bandstand as the Chan Henderson Bandstand.

Stage – A thrust stage (that extends slightly into the audience), and is surrounded in front by a hard surface apron of paving, suitable for circulation or dancing.

## RECOMMENDATIONS

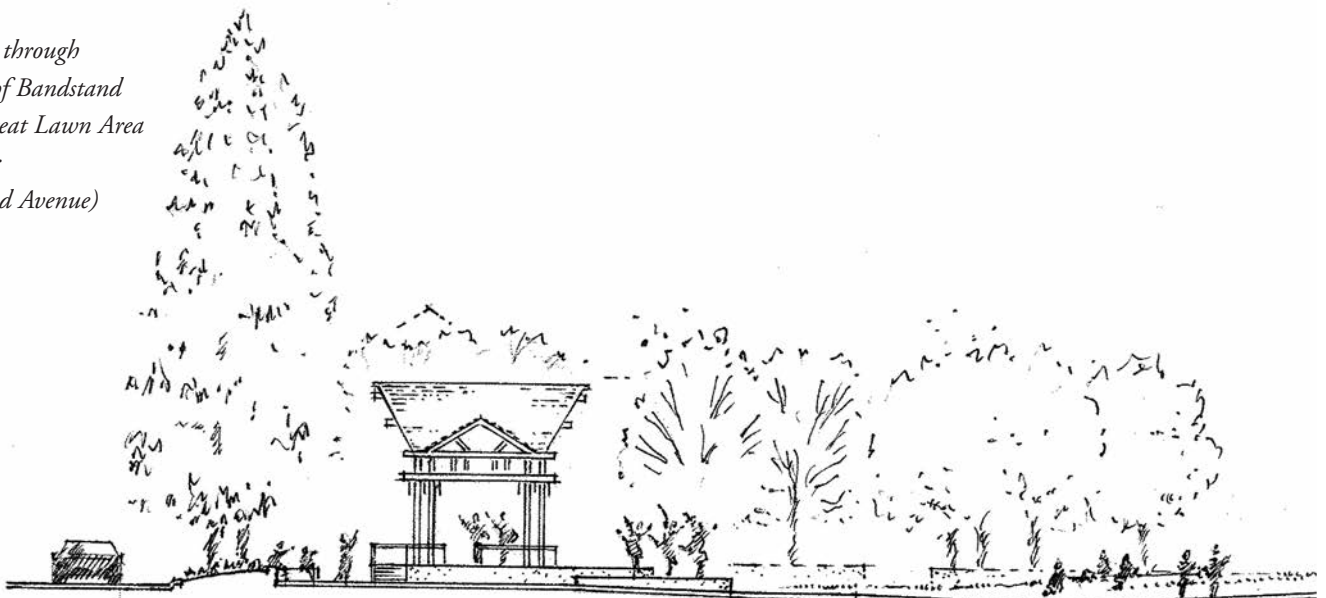
Theater Technology – Improved acoustics, electrical power, stage lighting, audio visual capabilities, etc., at the Bandstand itself. Infrastructure capable of supporting professional-quality lighting, sound and communications controls, in an at-grade vault located within, or at the edge of, the audience area.

Rear Facade – A formalized presence facing Railroad Avenue, with small raised platform stage or steps close to the back of sidewalk, to accommodate small informal performances and gatherings.

Structure – Moveable walls at the back of the Bandstand’s stage that can be closed during performances, and left open between performances, to allow “see-through visibility” from street-side to park-side. (These walls might be roll-up type, opening door type, etc.) Open structure with roof to protect stage from rain, sun, etc. Stage wings, also with moveable rear walls, on either side of main stage area.

- Audience area in one large, gently sloping lawn, stretching from the Bandstand to First Street, suitable for informal seating during performances, and informal play at other times. This Master Plan eliminates the drainage swale that currently divides the park (and which would separate the proposed audience area into two much smaller areas).

*Below:  
Section through  
center of Bandstand  
and Great Lawn Area  
(At left:  
Railroad Avenue)*



Seating – Lawn, and seatwalls at perimeter of main lawn area.

Access – ADA-compliant access, including areas for informal seating (benches, seatwalls and tables), and audience wheelchair seating (located at a maximum of one-half of the lawn's full depth from the stage).

Lighting – Energy-efficient safety/security lighting for the entire audience area that may be turned off or dimmed during specific events.

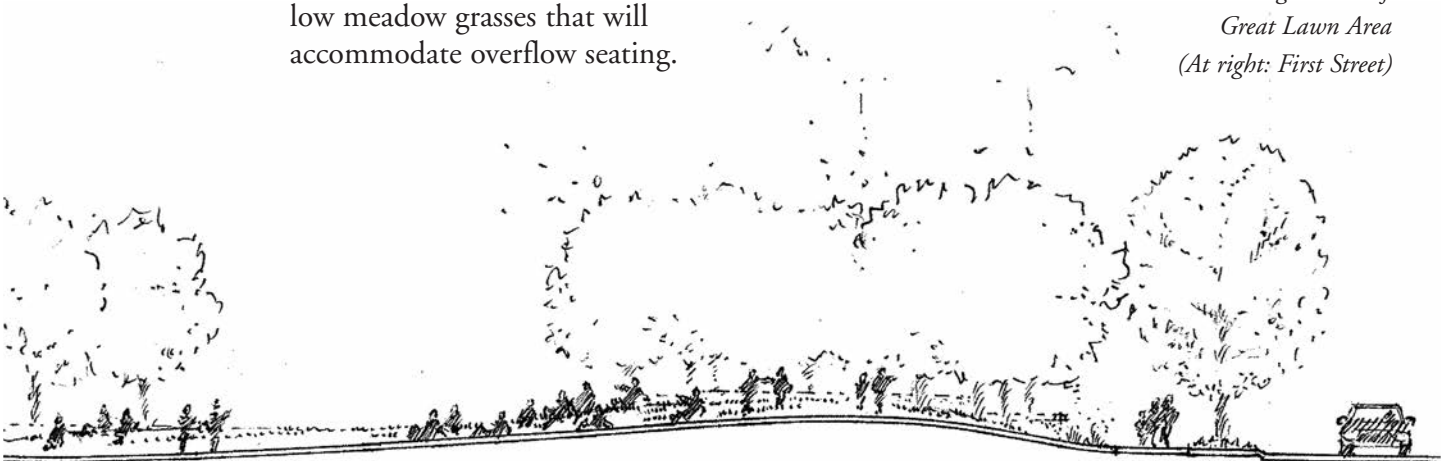
#### ■ Planting

Lawns – Drought-tolerant, of the same kind as those at Delucchi Park (see Materials and Design Elements). Gentle grading, allowing visibility from the street to the lawn and visibility from the audience area to the stage. Subgrade drainage lines, to accommodate use throughout the year.

Trees – Shade trees both in, and at the perimeter of, audience area to accommodate a variety of audience members. (Trees shall be pruned to a minimum height of six feet clearance for clear sightlines to stage throughout the area.)

Edge Condition – Areas outside the audience area that are planted with low meadow grasses that will accommodate overflow seating.

*Below:  
Continuation of Section  
through center of  
Great Lawn Area  
(At right: First Street)*





Right:  
Firehouse  
Arts Center Area

FAC  
SOUTH PLAZA  
(EXISTING)

EUCALYPTUS TREE  
(EXISTING)

FIREHOUSE  
ARTS CENTER  
(EXISTING)

FAC LOBBY PLAZA  
(EXISTING)

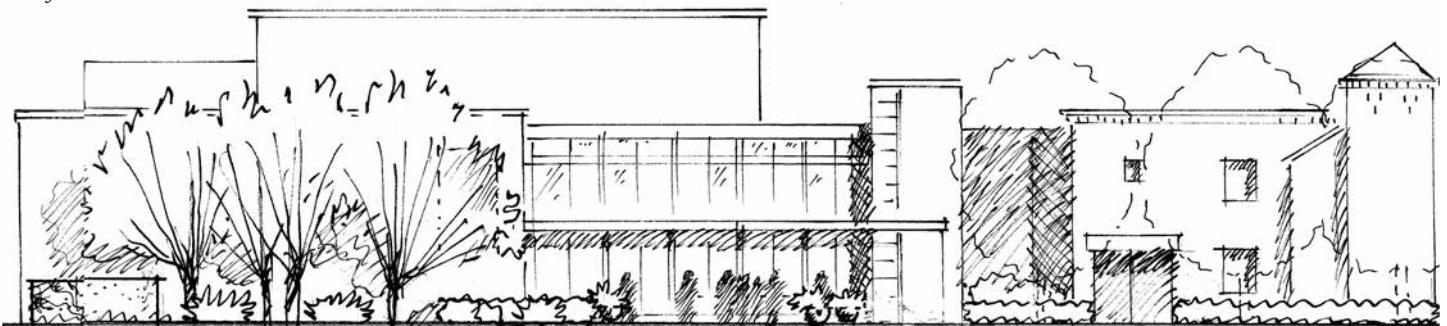
REGIONAL TRAIL  
CONNECTION



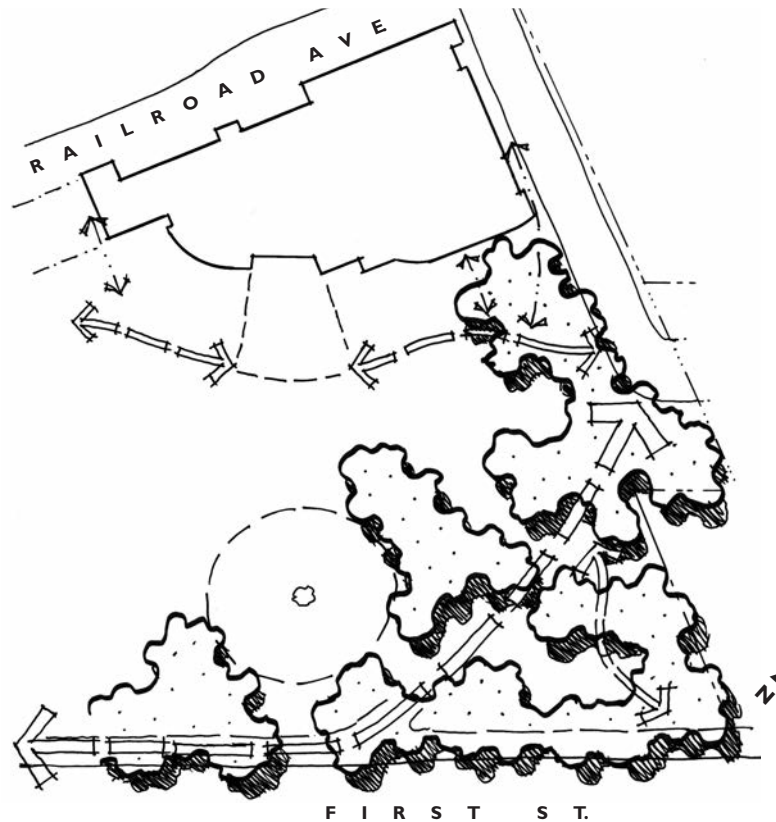
## FIREHOUSE ARTS CENTER

The Firehouse Arts Center (FAC) is an integral and significant part of Lions Wayside Park. Its structure, plazas, and activities should continue to be included in, and strongly connected to, the surrounding park. The building and its plazas should neither be separated out from, nor obscured from the spaces and activities of the park in which it is situated. The park can function as a support space for the FAC, with pre-function and gathering spaces, and to provide pleasing views from the building's lobby. Similarly, the FAC can draw park visitors, both to its plazas at the edge of the green spaces, and to events in the building, which can provide support spaces and activities to various park-related functions.

Below:  
View into Park  
from Railroad Avenue



## RECOMMENDATIONS

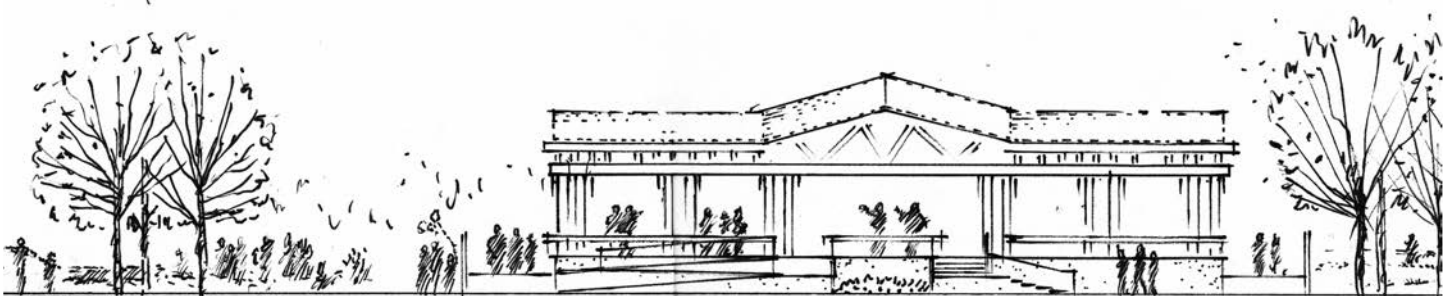


*Left:  
FAC Area  
Diagram*

### FIREHOUSE ARTS CENTER AREA GOALS

- Plazas – Integration of the FAC’s South Plaza and Lobby Plaza areas into Lions Wayside Park, as transitions between the FAC and the new Bandstand, as access routes, and as staging areas for the Bandstand and various park events.
- Connection to parking in the Regional Trail Corridor – Creation of links to the existing parking area north of the FAC by strong pedestrian connections between the Bandstand, the plazas, and the parking area.
- Route of the Regional Trail – Location of the Regional Trail through this area of the park, next to the large Eucalyptus tree, and along First Street to the plaza area at Neal Street.

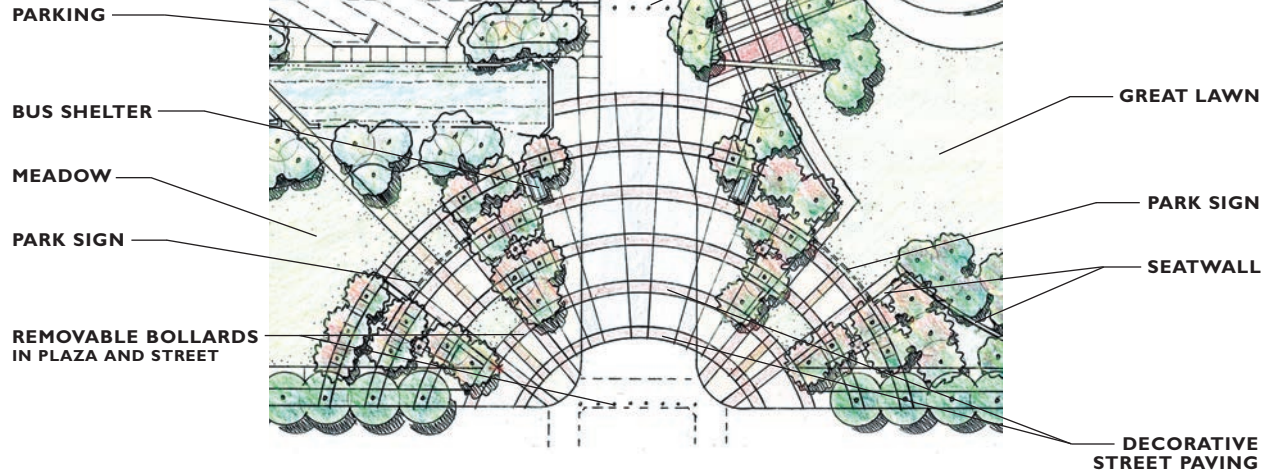
*Below:  
Continuation of View  
into Park  
from Railroad Avenue*



### RECOMMENDATIONS



Right:  
Plaza Area



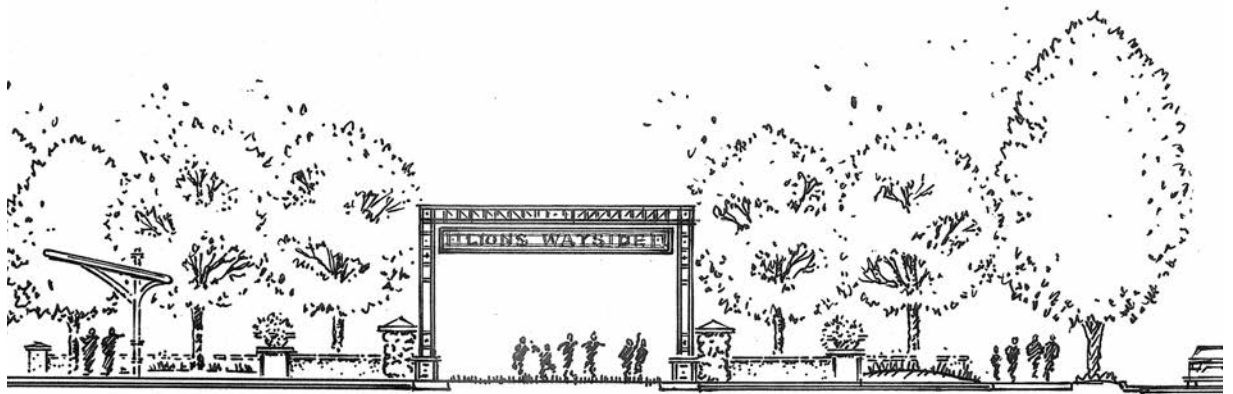
## PLAZA

The area at the intersection of Neal and First Streets is an entry to the City's downtown from the east, and the common area between Lions Wayside and Delucchi Parks.

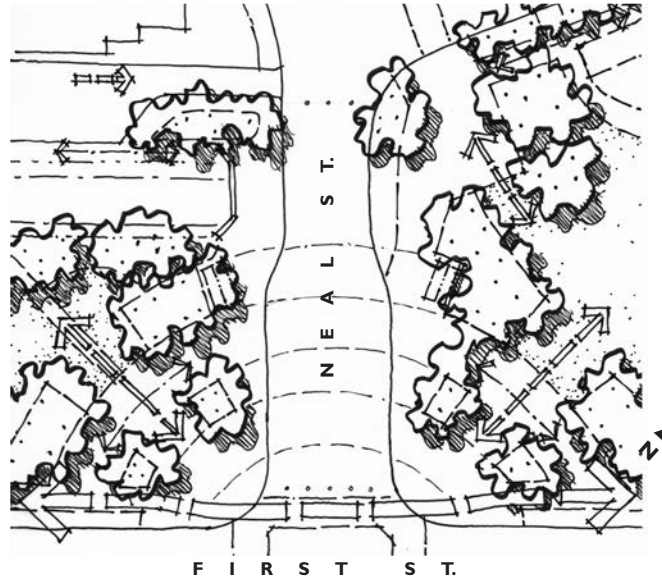
## PLAZA AREA GOALS

- New plazas on each side of Neal Street, that can be connected during special events, by including the street itself as a pedestrian area (blocking Neal Street with removable bollards at Railroad Avenue and at First Street).
- A new central gathering and “outdoor lobby” area for concerts and events (ordinarily in the plazas, and occasionally in the street area between them).
- A feature on the Regional Trail and bus route, and a “gateway” entry to the downtown area.
- Access into the large lawn areas of each park.

Below:  
View into Park  
from corner of  
First Street and  
Neal Street



## RECOMMENDATIONS



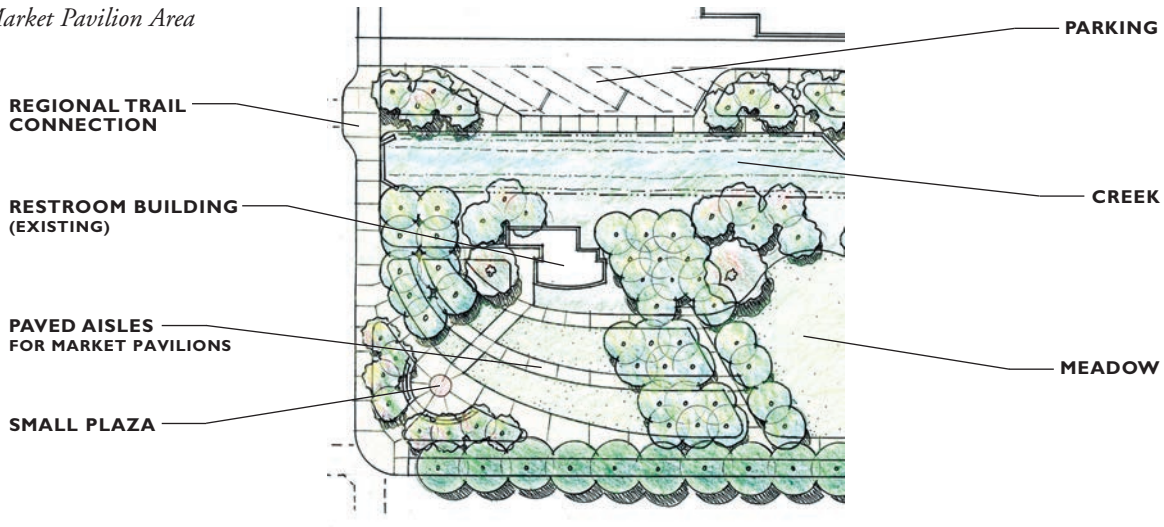
*Left:  
Plaza Area  
Diagram*

## SPECIFICS

- Decorative paving for intensive use during special events, such as concerts, fairs, etc.
- Pedestrian-scale decorative elements, such as benches and low walls for seating.
- Park elements (decorative paving, trees, seatwalls, etc.) aligned to frame views and access ways into each park.
- Park Identification Sign/"Gateway" elements framing major views into the parks.
- Shade elements (e.g., arbors, trees) to encourage all-weather use.
- Banner/light poles for safety, security, and ceremony. One traditional flag pole on each side of Neal Street.
- Two bus shelters, one on each side of Neal Street, in a style harmonious with the FAC and the Bandstand.
- Salvaged, on-site historic granite blocks, to be used for decorative wall and seating elements.
- One drinking fountain on each side of Neal Street.
- Measures to improve pedestrian safety, such as illuminated crosswalks, audible crossing indicators, and narrowed street paving.
- Removable decorative bollards in Neal Street, for temporary street closures. Removable decorative bollards in plazas, to restrict vehicle access into lawn areas.
- Optional sites for public art. (See Materials and Design Elements.)
- Special paving at small plaza (at corner of Railroad Avenue and Neal Street) to match paving material and design of the FAC's South Plaza.

## RECOMMENDATIONS

*Right: Market Pavilion Area*



## MARKET PAVILION AREA

Currently, the southeast corner of Delucchi Park includes a large flat lawn and a restroom building. It serves informal uses, such as strolling and picnicking, and organized events, such as the Farmers' Market.

### MARKET PAVILION AREA GOALS

- A formalized place to support special events such as Farmers' Market activities.
- A gathering area, located on the Regional Trail.
- Access into the meadow areas of Delucchi Park.
- Route of the Regional Trail – Location of the Regional Trail through this area of the park, from the Plaza along First Street to the corner of West Angela Street, and along West Angela Street to a mid-block pedestrian crossing into the old SPRR Corridor, to the south.

*Below:*

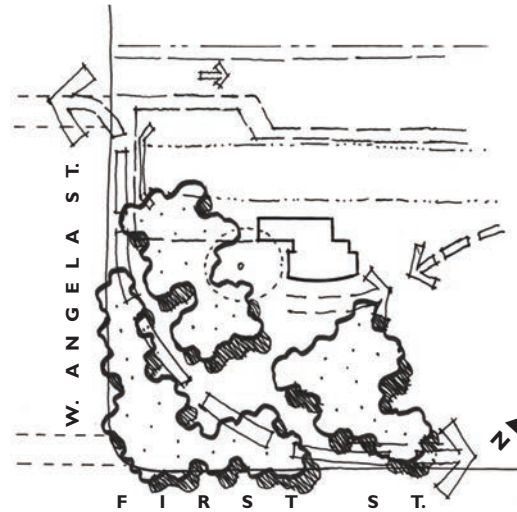
*View of Market Pavilion Area*

*from First Street*

*(At left: West Angela Street)*



## RECOMMENDATIONS



*Left:  
Market Pavilion  
Area Diagram*

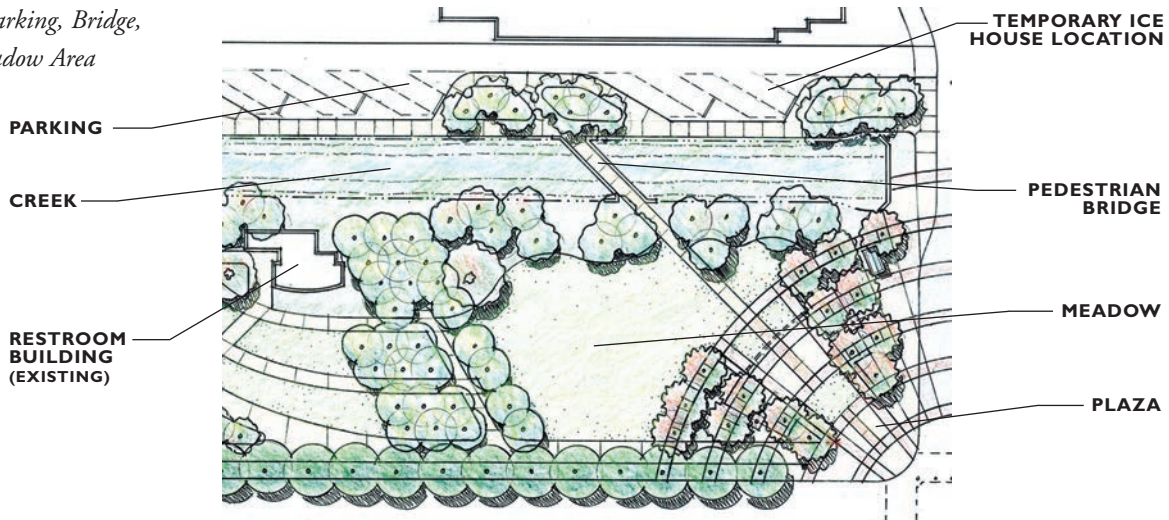
## SPECIFICS

- Decorative paving for intensive use during special events, such as Farmers' Markets.
- Lawn for informal use, such as between special events.
- Small Plaza and Farmers' Market Support Areas:
  - Located at corner, near existing restroom building and along the proposed Regional Trail route.
  - Seatwalls with multiple risers, in the shape of an arc, near the corner of First Street and West Angela Street.
  - Special paving, similar in color and texture to pedestrian paving at the Neal Street plazas.
  - Shade trees.
  - Lighting for safety/security.
  - Vehicle access.
  - Access to paved paths in aisles, to accommodate rows of small tent structures.
- Mid-block pedestrian crossing at West Angela Street, with accessibility ramps at bulb-outs (expanded pedestrian sidewalk areas, similar to those on Main Street).

## RECOMMENDATIONS



*Right: Parking, Bridge,  
and Meadow Area*



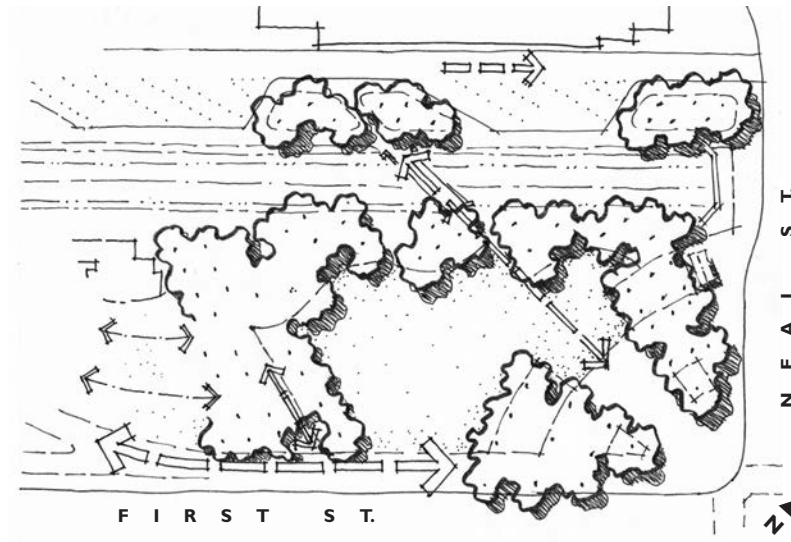
## PARKING, BRIDGE, AND MEADOW

The area between West Angela Street and Neal Street is currently open, flat lawn, used mostly for informal play and occasional overflow space during civic events, concerts, etc.

The old Southern Pacific Railroad (SPRR) Corridor between West Angela Street and Neal Street (located between the Creek and the adjacent to commercial properties) is currently open, flat, gravel paving used mostly for parking, and as an informal pedestrian route between these streets.

## PARKING, BRIDGE, AND MEADOW AREA GOALS

- Support of Farmers' Market and related activities, as well as passive use (i.e., non-organized activities, such as picnicking, walking, etc.).
- Large open space with shade trees, for informal use, and for special events.
- New parking for autos and bicycles.
- New temporary site for Ice House.
- Direct pedestrian route from proposed parking area into Delucchi Park.



*Left:  
Delucchi Park  
Parking, Bridge, and  
Meadow Area  
Diagram*

## SPECIFICS

- One-way vehicular access from West Angela Street to Neal Street.
- Short-term and ADA-compliant parking spaces. Note: It is expected that the majority of parking for the activities at the parks will continue to be the existing large parking lot to the north.
- Groups of shade trees and a pedestrian walkway along the parking lot.
- New pedestrian bridge, wide enough to accommodate two-way bicycle/pedestrian traffic, and illuminated for safety and security.
- Two bike rack areas.
- Temporary site for relocation of the Ice House (currently at the proposed Bandstand site) in parking area.
- Note: The Master Plan's schematic representation of parking spaces is shown in the area on the downtown side of the creek at DeLucchi Park. It illustrates the goals of increasing nearby accessible parking, and including a barrier-free walkway. Actual configuration will depend on further development of the area's design, which will include traffic engineering, and the location of creek fencing. Eventual layout may vary from that shown in this document, and may show different traffic flow (one-way traffic in either direction, or two-way), and layout (such as parallel, or head-in 90° arrangement).

## CREEK AND DRAINAGE SWALE

Both parks include reaches of Kottinger Creek, each with very different character, which receive different treatment recommendations by this Master Plan. Both reaches are classified as Waters of the U.S. by the Army Corps of Engineers, and are under jurisdictional oversight and regulation by numerous agencies, including Army Corps of Engineers, California Department of Fish and Wildlife, the United States Fish and Wildlife Service, and the Bay Area Regional Water Quality Control Board (see Appendix A). Any changes proposed within the creek itself or within its regulation-defined zone require approvals and permits from these agencies. The process to obtain official permissions has been initiated by the City with a Preliminary Jurisdictional Determination (PJD), a report filed with the Army Corps of Engineers, as well as initiating correspondence with other agencies. At this time, it is expected that any mitigation requirements will be implemented off-site.

Currently, on both sides of Neal Street, visibility into the channel is severely limited by the depth of each channel. Where no water is present, this presents significant safety concerns, and where water is present, it creates a clear and objective safety hazard. The drainage swale within Lions Wayside Park is dry most of the year, and contains few or no wetland plants or soils. The creek within Delucchi Park has water present all year-round, as well as wetland plants and soil-types.

In Lions Wayside Park, between the Chan Henderson Bandstand and the Firehouse Arts Center, the drainage swale bisects the park. In Delucchi Park, the creek forms the western edge of the usable park, and separates the park area from its parking lot and the adjacent to downtown commercial development.

In 2002, the DPTS recommended: "... the Master Plan recommends covering the drainage swale in and adjacent to Lions Wayside Park. (It bisects the proposed park area, is difficult to see into and to maintain, and no longer carries water from nearby storm sewers.)" Although most water has been controlled by upstream development and impoundments, occasional flows occur in the park during extended or intense rain events.



## CREEK AND DRAINAGE SWALE GOALS

- Improved safety.
- Improved wetland and habitat quality where water is present.
- Improved usability of the parks.

## SPECIFICS

For Lions Wayside Park:

- Covered stretch of drainage swale within Lions Wayside Park (i.e., install in an underground culvert).
- Mitigation measures (e.g., probable off-site renovation, renewal, or creation of wetland area) as required by the regulatory agencies.
- Salvaged and re-used granite blocks from the drainage swale (for use as decorative elements in the park).

For Delucchi Park:

- Decorative safety guardrails at the perimeter of the creek, and on the proposed bridge across the creek.
- Covered entrances to culverts (e.g., at West Angela Street and Neal Street) with flow-appropriate screens to discourage access.
- Removal of debris, invasive and non-native plants, and other clean-up measures.
- Establishment of new native and riparian planting, and protection of existing native vegetation.

■ ■ ■

## GUIDELINES

### CIRCULATION

The two parks are separated by Neal Street. They are bordered on the south side by First Street, a significant traffic corridor, and on the north side by the old SPRR right of way. The parks are located on the Regional Trail, a link in the region's hiking and biking trail system.

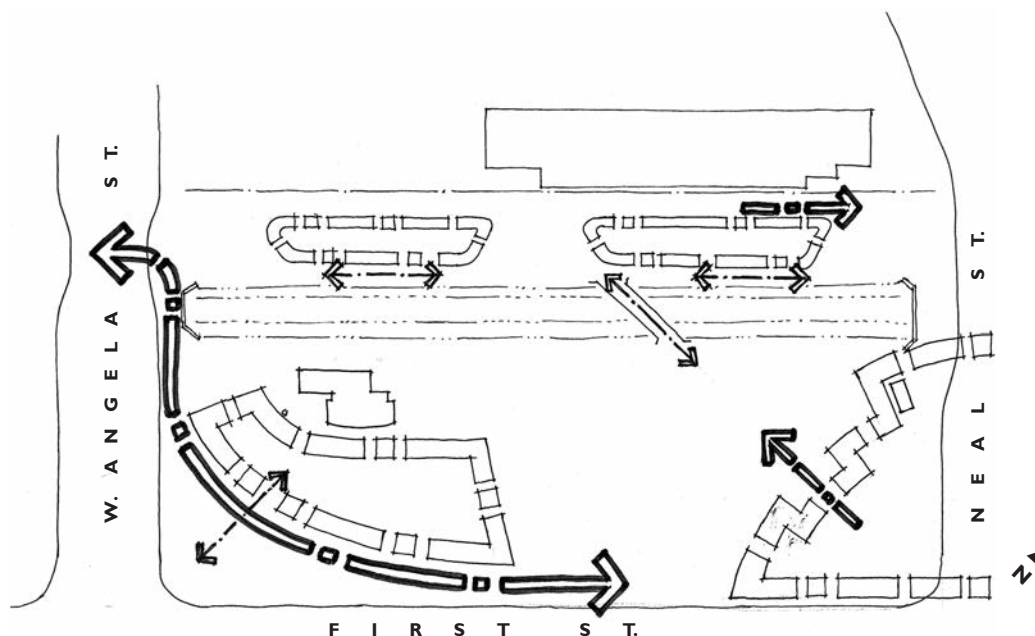
The intersection of Neal and First Streets is a major entry to the City's downtown from the east, via Neal Street (from the adjacent residential neighborhood) and First Street (from the north and the south).

These parks are at a crossroads of bike, pedestrian, auto, and bus traffic. The regional bus system has one bus stop/shelter on each side of Neal Street.

### CIRCULATION GOALS

- Accommodation of increased use, accessibility, and safety.
- Improved circulation between uses within the parks.
- Traffic-calming measures on Neal Street.
- Improved wayfinding signage within the parks.

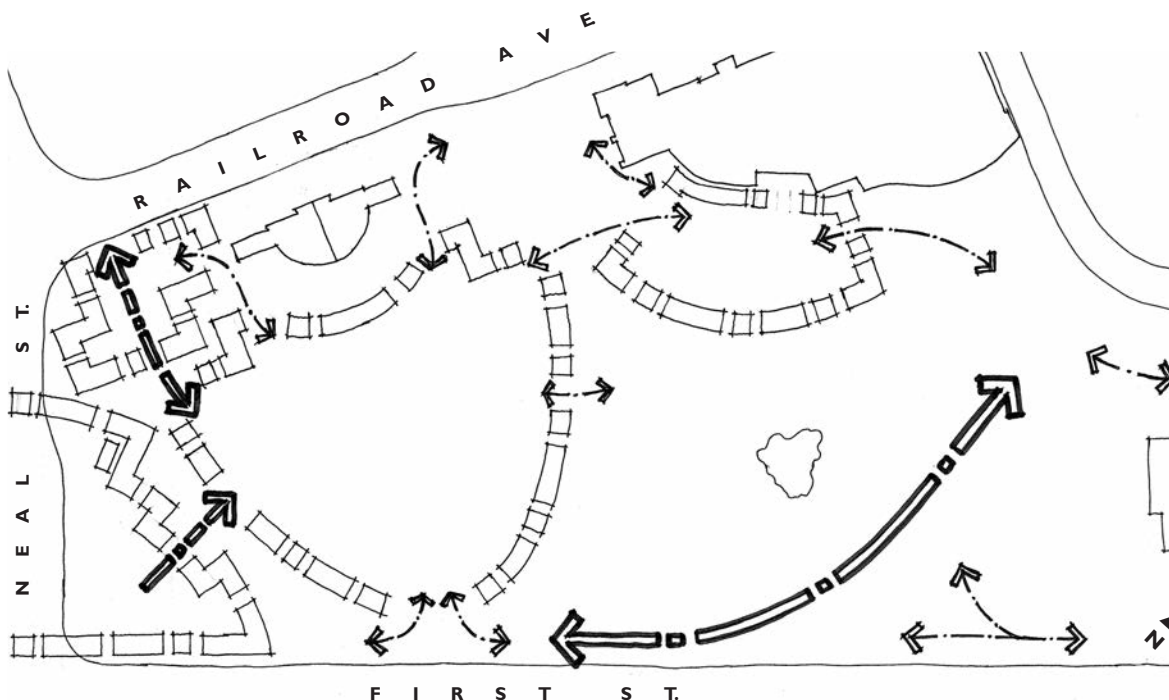
Below:  
Circulation  
Diagram



- Improved sightlines, both into the parks from surrounding areas, and within the parks.
- Clearly defined entries and view corridors into parks, from the major circulation routes.

## SPECIFICS

- Enlarged pedestrian plaza areas, and widened pedestrian zones for increased safety at pedestrian crossings.
- Removable bollards in the street, to create temporary pedestrian-only zone during special events on Neal Street, from First Street to Railroad Avenue (similar to the temporary pedestrian-only zone on West Angela Street, as currently created for the weekly Farmers' Market).
- Removable bollards in the plazas and service drive entries, as required to restrict vehicular access into lawns and other park areas.
- New 10-foot wide Regional Trail within the parks, with 3-foot minimum setback from property lines, fences, parking lots, curbs, etc.
- Bike racks near parking areas (the existing lot to the north of the FAC, and the proposed lot along the west edge of Delucchi Park).
- Seating areas along the Regional Trail.



*Below:  
Circulation  
Diagram*

- Bus shelter on each side of Neal Street, as part of the street frontage plazas.
- A strong pedestrian connection from Lions Wayside Park north to the existing parking lot and the continuation of the Regional Trail.
- Pedestrian bridge across the creek to connect parking area to Delucchi Park.
- Signage for wayfinding and area identification, as needed.
- Shade trees and other elements used to frame views into parks.
- Pruning of understory of park trees, to allow clear sightlines (minimum approximate height six feet).
- Berms (e.g., at Great Lawn), that allow visibility into the parks.
- Directional signs, installed to indicate the travel way on the Regional Trail.
- “Stop” or “Caution” signs, and “One Way” signs provided at entrance and exit to the parking lot at Delucchi Park.

## **SAFETY**

### **SAFETY GOALS**

- Improved safety by improving lighting, access, and uses.
- Accommodation of increased use, including evenings, and night-time events.

### **SPECIFICS**

- Safety/security lighting throughout the parks, with higher levels (one footcandle, average) at high-use areas such as plazas, and pathway lighting levels that allow for “face-recognition.”
- Increased visibility and sight lines into the parks from surrounding streets and sidewalks, with attention to obstructions at eye-level.
- Blocked access into culverts, and added guardrail fencing on the bridge and surrounding the exposed stretch of the creek.
- Emergency vehicle access ways (EVAWs) and other service drive entries, provided where surveillance, security, or secondary access may be required.

## MATERIALS AND DESIGN ELEMENTS

### MATERIALS AND DESIGN ELEMENTS GOALS

- Treatment of the two parks as one site, in all materials and elements.
- Park design elements that are harmonious with the elements of downtown and the immediate neighborhood, including the FAC and the existing Delucchi Park restroom building.

### SPECIFICS

- Paving:
  - For all public high-use areas and primary pathways, paving shall be decorative concrete with integral color, designed to support light vehicles. May be poured-in-place, with varying decorative finishes and scoring, and/or unit pavers. Shall include areas of porous or pervious pavements, to support overall measures of stormwater management.
  - For secondary pathways, optional material may include stabilized decomposed granite, contained by headers.
- Emergency vehicle access ways (EVAWs): Vehicular concrete or grasscrete-type surface; minimum 10 feet width. Suitable for use in emergencies and for maintenance.
- Lighting: All lighting to be “night-sky-friendly,” with neighbor-respecting shields. Accent lighting at such locations as Bandstand, flagpoles, signage, and major art installations. Energy-efficient fixtures, esthetically harmonious with fixtures at the Firehouse Arts Center, and parking lot.
- Walls and seatwalls: Poured-in-place concrete with integral color, and granite from stone salvaged from the site. Seatwalls capped with pre-cast concrete caps.
- Street furniture, bollards, planter pots, informational and wayfaring signage, etc.: Style harmonious with similar elements at the Firehouse Arts Center.
- Planting: Low-maintenance, readily available, suitable for public intensive use, and (primarily) drought-tolerant. (Note: Riparian planting within Delucchi Park will be different from planting in public park areas. See Appendix A.)
- Planting in time of drought: When significant water reduction is required, planting operations may need to be postponed. Minimal planting may include:
  - Installation of trees only, with mulch in non-lawn areas, and native grasses (to prevent soil erosion) in lawn areas.

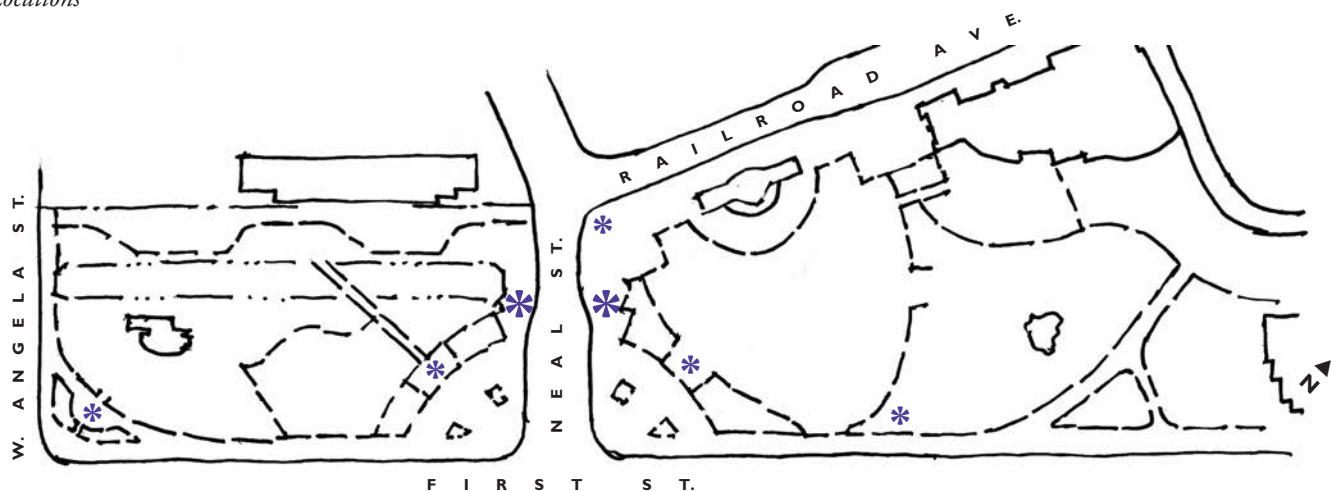
- Trees:
  - A survey and assessment report of existing trees, prepared by a certified arborist, shall be completed prior to final design and construction. Report should show each tree, by species, size, location and grade (at base of tree), along with description of health and condition.
  - Newly planted trees in lawn areas should be spaced at 10 feet on-center, minimum, to allow access for large mowers.
- Lawn areas:
  - Maximum slope of 20%.
  - Lawn Zone Type One: Conventional Dwarf Tall Fescue, conventionally mowed and irrigated.
  - Lawn Zone Type Two: Same (or different) species, mowed at higher height, watered less often, to the point of stress (but not so little as to kill the lawn).
- Mulched-only areas:
  - Option One: Sheet mulch and/or decorative bark.
  - Option Two: Drought-tolerant groundcover, with potential for future conversion to mulched area.
- Irrigation of all planting (including each tree), with a permanent automatic, water-conserving irrigation system that may be converted to a non-potable (recycled water) system.
- Stormwater treatment measures that are designed by a variety of means, to slow, filter, and reduce the quantity of stormwater from the site, and prevent the direct flow of both stormwater and potable water from impervious areas into storm drains or creek. Includes, at least:
  - Setbacks and buffer areas, vegetated swales, and areas of retention, detention, or filtration between impervious areas and storm drains or creek.
  - Additional planting of trees on site.
  - Improvements to site soil quality (reduction of compaction, addition of organic material, etc.).
- BMPs: Best Management Practices in design and construction. Includes restrictions on the use of noxious chemicals and materials in construction and maintenance, and low impact practices to reduce, slow, and filter storm water runoff.



## PUBLIC ART

- This Master Plan encourages the inclusion of art into the fabric of the parks by:
  - Using strict guidelines for implementation, to ensure public safety and compliance with codes, regulations (e.g., ADA), and City policies.
  - Placement of both permanent and temporary sculpture appropriate for a public setting. Temporary sculpture would be installed for one-year terms.
  - Locations for permanent or temporary sculptures are shown on the diagram below. For example:
    - Permanent art at the western edge of each side of the First Street plaza – sites for a pair of related (or identical) sculptures.
    - Temporary art at the other locations shown on the diagram.
- The artful custom design of specific park elements.
- Possible park elements for “art fabrication” are not shown in the diagram, and might include limited use for the following:
  - Benches, bike racks, signs, drinking fountains, fences, guardrails, paving.

*Below:  
Permanent or  
Temporary  
Art Locations*



## CODE

- All improvements shall comply with the regulations of the Americans with Disabilities Act (ADA).
- All improvements shall comply with City, State, and Federal codes and regulations.

## UTILITIES

- General
  - Location, depth, and protection requirements and restrictions of existing utilities (such as the high-pressure steel gas lines, and the fiber-optic line within the Regional Trail Corridor), indicated on all construction documents.
  - No trees or permanent structures (including sculpture) located within safety zones as defined by utility owners.
  - Basic utilities (e.g., potable water, 110v GFRC electrical outlets) installed in vaults flush with grade, at various locations throughout the parks.
- Bandstand
  - Electrical and communication lines, suitable for performance-level lighting, sound, and multi-media production to serve the Bandstand and audience area.
- Stormwater Detention and Treatment Areas – The existing system for stormwater retention and infiltration (adjacent to the FAC’s South Plaza) will be relocated and redesigned as part of this Master Plan’s improvements, to accommodate new and existing runoff. Flow from stormwater runoff in all areas within the parks shall be slowed and treated per Low Impact Development Standards (LIDs) and Best Management Practices (BMPs).

■ ■ ■



*Left:  
Prototypical  
Stormwater  
Detention and  
Treatment Area*



## APPENDIX A

### KOTTINGER CREEK

#### EXISTING CONDITIONS

Lions Wayside Park contains a stretch of Kottinger Creek (described in this document as a drainage swale) that enters the park from a culvert at First Street, runs westerly into the park, and turns southwest to run parallel to the old SPRR right of way, and into a culvert under Neal Street. In Lions Wayside Park, its dimensions vary, but the drainage swale is generally approximately 6-8 feet deep and averaging approximately 30 feet wide, from top-of-bank to top-of-bank. For most of its length within the park its banks are steep-angled dirt. The flowline is mostly dirt, with some rocks, gravel, and concrete rubble scattered along the bed. Close to Neal Street, flat-faced granite boulders intermittently line its banks, mostly on the west side.

In Lions Wayside Park, there is little to no vegetation below the tops of its banks. Trees on and adjacent to its banks appear to be (at least mostly) non-native.

At one time, this stretch of drainage way may have been the route for a significant seasonal flow. However, some time prior to 1990, retention basins were installed (in the Kottinger Ranch housing development), and the City made a set of significant storm drain improvements. Currently, this stretch of the creek is dry most of the year, and only small quantities of water are found, no more than four months of the year, and mostly in times of heavy precipitation events.

Within Delucchi Park, the creek enters the park from a culvert at Neal Street (the connection to Lions Wayside Park), and runs parallel to the old SPRR right of way, and into a culvert under West Angela Street. It is approximately 6-8 feet deep, averaging approximately 20 feet wide, with almost vertical sides, and is lined with stone and rip/rap.

The bottom and sides are vegetated with both native and non-native plants.

This stretch appears to contain water year-round.

In its current condition, the creek within the two parks has a mixed esthetic and hydrologic character. Not only is it different on each side of Neal Street, but on both sides of the street it is neither natural nor completely engineered. Within Lions Wayside Park, it is mostly bare dirt, steep-sided, unmeandering, and mostly dry. Within Delucchi Park it is green, rock-lined, straight in course, and wet (year-round).

## **MASTER PLAN RECOMMENDATIONS**

The Master Plan for Lions Wayside and Delucchi Parks proposes installation of a culvert under the length of Lions Wayside Park, and leaves the stretch within Delucchi Park much the same as it appears at present, though cleaned up and improved, both esthetically and hydrologically. These changes also fulfill community-based goals to make the parks safer and more usable.

The proposed design is based on a variety of factors. The parks are downtown sites of many civic activities and special events, and they are located at major intersections of pedestrian and auto traffic. Outside of the parks on both sides (upstream and downstream), the creek is currently in culverts. Creek flows within Lions Wayside Park are minimal and intermittent, and visibility into its channel is limited by depth and location. Creek flows within Delucchi Park are year-round, creating standing water in a location that is difficult to observe. The parks are located in an area of intensive use by citizens of all ages, with events and commercial activities occurring throughout the year, during the daytime and after dark, thus making this an area of concern for public health, safety, and liability.

Though located on the City of Pleasanton's land, Kottinger Creek is a tributary to navigable waters, and is subject to the jurisdiction of various public agencies (including the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, and the Regional Water Quality Control Board). Proposed changes in and around the creek will require reviews, agreements, and approvals from these agencies, and it is likely that the relevant agencies will require compensatory mitigation for impacts to the creek.

This may include requirements such as replacing or installing new habitat areas, modifying streambanks, or creating or enhancing wetlands (on another site), and fees to compensate for the process and the proposed changes.

## **AUTHORITY**

Vegetation communities on-site consist primarily of landscaped lands; however, both the native and non-native trees and shrubs associated with the above-ground portion of Kottinger Creek may be considered riparian vegetation by regulatory agencies. Riparian vegetation falls under the jurisdiction of the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board (RWQCB). Kottinger Creek is a tributary of Arroyo de la Laguna, part of the Alameda Creek watershed, which flows into San Francisco Bay. It is the only aquatic feature on site and would fall under the jurisdiction of the U.S. Army Corps of Engineers (limited to the ordinary high water mark and/or extent of freshwater marsh), CDFW (top of bank and/or extending to the outer limits of the riparian canopy) and RWQCB (not defined but typically equivalent to CDFW).

The Army Corps of Engineers (USACE) has authority to regulate impacts to wetlands and waters of the U.S. under Section 404 of the Clean Water Act of 1972. Waters of the U.S. include tributaries to navigable waters such as Kottinger Creek which connects to San Francisco Bay via Alameda Creek. Impacts include activities such as the discharge of dredged or fill material into waters, addition of rip-rap, and addition of culverts and crossings. CDFW exercises jurisdiction over wetland and riparian resources associated with rivers, streams, and lakes (Code Sections 1600-1607). CDFW has the authority to regulate any work that will divert, obstruct, or change the natural flow, bed, channel, or bank of a river, stream, or lake including the removal of riparian vegetation. The RWQCB is authorized to regulate any impacts that could affect the quality of the State's waters under the Porter-Cologne Water Quality Control Act and Section 401 of the Clean Water Act and Environmental Protection Agency 404(b)(1) guidelines. Therefore, even if a project does not require a federal permit it may still require review and approval of RWQCB.

## **PROCESS**

The City has submitted a wetland delineation and Preliminary Jurisdictional Determination (PJD), including a report and map, to determine the full extent of potentially jurisdictional waters of the U.S. This submittal for verification is a first step in the USACE permitting process. Once verified, the PJD is valid for five years, and requests to update or revise the PJD can be made at any time.

Following the submittal of the PJD (which has taken place), several steps are required for completing the regulatory approval and permitting process including: consultation with U.S. Fish and Wildlife Service (USFWS) and other agencies; preparation of an agency-approved compensatory mitigation strategy; and possible preparation of a mitigation design and monitoring plan.

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# MASTER PLAN FOR LWDP



## APPENDIX B

### ABBREVIATIONS AND TERMS

ADA – The Americans with Disabilities Act

Legislation (enacted 1990) that prohibits discrimination and guarantees opportunities (e.g., for access) to people with disabilities. Includes guidelines and regulations for many aspects of physical design, including parking, paving, etc.

Bandstand – Chan Henderson Bandstand

The existing Bandstand located adjacent to the drainage swale in Lions Wayside Park. Constructed in the late 1970s, by volunteers, originally (primarily) as a venue for the Pleasanton Community Concert Band, and now used by a variety of groups for a variety of performances and musical events.

Biofiltration

A means of filtering pollutants from surface stormwater, as by overland flow through bioswales with plantings, and often, an engineered soil mix. As stormwater travels the bioswale, it percolates into the soil, and/or is captured by underground piping. A commonly used BMP.

Bioretention

A means of slowing the flow or temporarily storing stormwater, as by a depressed area (and often combined with biofiltration), usually including an overflow which is routed to conventional drainage systems. A commonly used BMP.

Bioswale

An area in the landscape which has been designed to remove silt and pollution from surface runoff water. Can be straight or meandering, usually with gradual slopes, to slow the speed of water flow and enhance the ability of vegetation and soil to trap and/or break down some pollutants, suspended solids, and silt.

BMPs – Best Management Practices

Refers to most appropriate methods of practice for construction and maintenance. Includes on-site treatment of stormwater (to minimize runoff, erosion, and intensification of organics and other pollutants into stormwater systems) which eventually drains to natural watercourses, the Bay, etc.

CDFW – California Department of Fish and Wildlife

Under the State of California's Natural Resources Agency, the department tasked with management and protection of the state's fish, wildlife, and plant resources and habitats. (Formerly, the California Department of Fish and Game.)

DPTS – Master Plan for the Downtown Parks and Trails System

Design recommendations for seven sites within the downtown area. Includes Lions Wayside Park, Delucchi Park, Fire Station No. 1 (now the Firehouse Arts Center), the Regional Trail Corridor (from Stanley Avenue to Bernal Avenue), the Arroyo del Valle (from First Street to the UPRR Right of Way), Main Street Green, and the Main Street Bridge (over the Arroyo del Valle).

DSP – Downtown Specific Plan

The City’s primary regulatory guide for the Downtown area (adopted in 2002).

EVAW – Emergency Vehicle Access Way

An off-street surface suitable for vehicular traffic, especially for use by emergency vehicles.

FAC – Firehouse Arts Center

The cultural arts center (with theater, gallery space, classrooms, etc.) located on Railroad Avenue, in Lions Wayside Park. Renovations to the historic fire station (built in 1929), were recommended in the DPTS, and implemented with construction completed in 2010.

Farmers’ Market

A weekly street fair event, located on West Angela Street (closed to vehicular traffic), with market stalls and tents for various vendors.

Granite blocks

The roughly finished blocks of stone currently lining portions of the banks of the creek and drainage swale in Lions Wayside and Delucchi Parks.

Ice House

The structure currently located at Railroad Avenue, within Lions Wayside Park. The structure’s location is leased by the City to the Meadowlark Dairy (located across the street), which operates the Ice House as a retail ice dispensary.

Kottinger Creek

Though not always labeled (as on USGS maps), the name most often given to the watercourse originating north and east of Lions Wayside Park, currently routed through culverts, and currently daylighting within Lions Wayside and Delucchi Parks. After exiting the parks at West Angela Street, it proceeds approximately 1.5 miles underground to the southwest, and daylights (across the freeway) at the Arroyo de la Laguna, which flows southerly into Alameda Creek (which flows into the San Francisco Bay).

LIDs – Low Impact Development standards

Comprehensive approach to stormwater management, designed to slow and reduce flows, and reduce pollutants in natural waterways. Includes Best Management Practices (BMPs).

PJD – Preliminary Jurisdictional Determination (Report)

Part of application process for modifications to federally jurisdictional waters. City of Pleasanton filed a Preliminary Jurisdictional Determination in July 2013 with the Army Corps of Engineers.

Regional Trail

The bicycle/pedestrian trail linking cities to the north and south, located mostly on the former right of way of the SPRR.

Restroom Building

The public restroom building in Delucchi Park, located adjacent to Kottinger Creek, near West Angela Street. Recommended in the DPTS and implemented with construction completed in 2007.

Riparian

Of or pertaining to a river, stream, or other watercourse.

RWQCB – Regional Water Quality Control Board

Part of the California Water Boards, which are part of the State of California's Environmental Protection Agency, and are charged with protection of water quality and allocating rights to water use. The Water Boards are: the State Board (in Sacramento), and the nine Regional Boards (the state is divided into nine regions defined by watershed areas).

SPRR – Southern Pacific Railroad

The former (now-abandoned) SPRR right of way runs through Lions Wayside and Delucchi Parks (at the downtown side), roughly parallel to First Street. Off-site (in both directions), it is the location of the Regional Trail, and existing parking areas.

Stormwater

Water that is produced by precipitation, typically captured in stormdrain structures and which should be treated by BMPs or LIDs.

UPRR – Union Pacific Railroad

The (currently in use) UPRR right of way is located off-site, west of the parks. Within the downtown area, it is adjacent to Pleasanton Avenue (e.g., near the Alameda County Fairgrounds).

USACE – United States Army Corps of Engineers

Federal agency, under the Department of Defense, engaged in engineering, design, and construction management (of military and non-military projects and facilities, including dams, canals, flood protection systems, flood control operations, and dredging) and research, environmental regulation, restoration, and planning, and disaster response.

USFWS – United States Fish and Wildlife Service

Federal agency, under the Department of the Interior, whose mission is to manage fish, wildlife, and natural habitats, by conserving and restoring habitat, and protecting endangered species. Part of interagency (with the Federal Environmental Protection Agency) coordinated approach to protection of water and habitat quality.

USGS – United States Geological Survey

The scientific agency of the U.S. Department of the Interior, engaged in research, monitoring, and dissemination of information, such as reports, studies, and maps, including topographic maps.

Waters of the U.S.

Streams and wetlands protected under the Federal Clean Water Act.

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